

<b>Applicant</b>	48 Hendricks LLC/Meritage Residence	
<b>Request</b>	Site Plan Approval/Waterway Use	
<b>Location</b>	40-48 Hendricks Isle	
<b>Legal Description</b>	Amended Plat of a Part of Unit A, Lauderdale Isles, P.B. 16, P. 33 Block 4, Lots 5-9	
<b>Property Size</b>	30,000 S.F. or 0.69 Ac.	
<b>Zoning</b>	RMM-25 (Residential Multifamily Mid Rise/Medium High Density)	
<b>Existing Land Use</b>	Four buildings containing a total of twenty (20) units at 28.9 du/ac	
<b>Future Land Use Designation</b>	Medium High Residential (up to 25 dwelling units per acre) At 0.69 ac. this site can support 17 residential units	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Permitted Uses, Residential Use (Section II.A).	
<b>Other Required Approvals</b>	None	
<b>Applicable ULDR Sections</b>	47-5. Residential 47-23.8. Waterway Use 47-25.2. Adequacy Requirements 47-25.3. Neighborhood Compatibility	
<b>Setbacks/Yards</b> <b>Front (n,s,e or w)</b> <b>Rear ( )</b> <b>Side ( )</b> <b>Side ( )</b>	<b>Required</b>	<b>Proposed</b>
	½ the height = 23'-6"	25'
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<b>Lot Density</b>	25 du/ac permitted	16 units = 23.2 du/ac density
<b>Lot Size</b>	5,000 S.F. min.,	30,000 S.F.
<b>Lot Width</b>	50' min.	250'
<b>Building Height</b>	55' max.	47'
<b>Structure Length</b>	200' max.	2 bldgs. 90' ea.
<b>Floor Area</b>	400 S.F. ea. du min.	2,458 S.F.
<b>VUA Landscaping</b>	1,168 S.F.	1,200 S.F.
<b>Parking</b>	34	34
<b>Notification Requirements</b>	Sign notice (Sec. 47-27.4)	
<b>Action Required</b>	Approve, Approve with conditions or deny the application	
<b>Project Planner</b>  <b>Authorized By</b>  <b>Approved By</b>	<b>Name and Title</b>	<b>Initials</b>
	Lois A. Udvardy, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

This request is for Waterway Use Approval (Section 47-23.8.). The applicant is proposing to demolish four existing apartment buildings containing a total of twenty (20) units at a nonconforming density of 28.9 du/ac in order to construct two new structures which will contain eight units in each building for a total of sixteen (16) units. This development meets all required setbacks (1/2 the height). The pool also meets the setback. No yard modifications are being requested. Waterway uses require a Site Plan Level III review.

**Property/Project Description:**

This proposed development is located on five lots on Hendricks Isle along the Rio Grande Canal, which is a waterway 150 feet in width. The site is on the east side of Hendricks Isle Dr. across the Rio Grande canal from Isle of Venice Dr. which is also zoned RMM-25. This sixteen (16) unit, three-bedroom development will consist of two structures with eight units in each building. The height is measured at 47 feet and includes below grade parking with four stories of residential on top of the parking. The applicant has indicated on the plans that the boat slips are to be for the exclusive use of the upland owners with no liveaboards permitted.

**Parking :**

Thirty-four (34) parking spaces are required and are being provided in the below grade garages. A five sidewalk will be constructed. There will not be any additional traffic impact as there are twenty (20) units on the properties now with the number being reduced to sixteen (16) units with this redevelopment proposal. The backout parking that currently exists will be eliminated.

**Adequacy Requirements:**

The applicant has submitted a narrative (**Exhibit 1**) indicating how this proposal meets Sec. 47-25.2, Adequacy Requirements. Staff concurs that the applicant has complied with these requirements.

**Neighborhood Compatibility Requirements:**

The applicant has submitted a narrative (**Exhibit 2**) indicating how this proposal meets Sec. 47-25.3. Neighborhood Compatibility Requirements. Staff concurs that the applicant has complied with these requirements.

There are several new and proposed structures on Hendricks Isle of similar height, mass and style. Some have received yard modifications whereas this development is not requesting any modifications.

**Waterway Use:**

Waterway Use, Sec. 47-23.8, is the reason this development requires Site Plan Level III review.

**Exhibit 3**, provided by the applicant, explains how they feel this development meets this section. Staff concurs with this information.

**Prior Reviews:**

This proposal was reviewed by the Development Review Committee on April 22, 2003 and all comments have been addressed.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**Staff Determination:**

Staff believes this development will not detract from the scenic quality or tranquility of the waterway. A 20-foot landscaped yard is required and is being provided. The swimming pool meets the required setback. The applicant is not requesting any yard modifications. The development has been designed in two (2) structures to lessen the building mass. The architectural design is compatible with other new developments on Hendricks Isle. The width of the waterway is approximately 150 feet at this point. The criteria of the ULDR have been satisfied.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. No liveboards are permitted. The docks are for the use of the upland owners only.
2. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
3. Final DRC approval.
4. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant